

ORDINANCE NO. C-10-93

AN ORDINANCE TO ACCEPT THE ANNEXATION OF 280.415+ ACRES
LOCATED NORTH AND SOUTH OF STATE ROUTE 665 AND EAST AND WEST
OF HOOVER ROAD IN JACKSON TOWNSHIP TO THE CITY OF GROVE CITY

WHEREAS, a petition for the annexation of 280.415+ acres, more or less, in Jackson Township was duly filed by Jane A. Stark et al.; and

WHEREAS, said petition was considered by the Board of County Commissioners of Franklin County, Ohio on December 2, 1992; and

WHEREAS, the Board of County Commissioners certified the transcript of the proceeding in connection with the said annexation with the map and petition required in connection therewith to the City Clerk who received the same on December 14, 1992;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT

SECTION 1. The proposed annexation, as applied for in the petition of Jane A. Stark, et al. being the owners of the territory sought to be annexed and filed with the Board of County Commissioners of Franklin County, Ohio on October 02, 1992 and which said petition was approved for annexation to the City of Grove City by the County Commissioners on December 02, 1992 be and the same is hereby accepted.

Said territory is described as follows: *Situated in the State of Ohio, County of Franklin, Township of Jackson and being part of Survey No. 14081 and 6115. A copy of the legal description of the property being annexed is attached hereto as "Exhibit A" and made a part hereof as if fully written herein.*

SECTION 2. The zoning on this annexation shall be as follows:

- Parcel No. 1 - R-1, Single Family Residential
- Parcel No. 2 - R-1, Single Family Residential
- Parcel No. 3 - R-1, Single Family Residential
- Parcel No. 4 - R-1, Single Family Residential
- Parcel No. 5 - That which is located on the south side of State Route 665 shall be zoned IND-1, Light Industrial; and that which is located on the north side of State Route 665 shall be zoned R-1, Single Family Residential
- Parcel No. 6 - R-1, Single Family Residential
- Parcel No. 7 - R-1, Single Family Residential
- Parcel No. 8 - R-1, Single Family Residential
- parcel No. 9 - R-1, Single Family Residential
- parcel No. 10 - R-1, Single Family Residential
- Parcel No. 11 - CF, Community Facilities
- Parcel No. 12 - R-1, Single Family Residential
- Parcel No. 13 - R-1, Single Family Residential
- Parcel No. 14 - R-1b, Single Family Residential, THEN per Ordinance C-74-92 this parcel shall be zoned as: 13 acres - R-1b; 32.5 acres - PUD-R; and 12 acres PUD-C.
- Parcel No. 15 - R-1, Single Family Residential
- Parcel No. 16 - C-2, Retail Commercial

A map is attached as "Exhibit B" and made a part hereof.

SECTION 3. The City Clerk be and she is hereby authorized and directed to make three copies of the ordinance to each of which will be attached a copy of the map showing this annexation, a copy of the original petition, a copy of the transcript of proceedings of the Board of County Commissioners relating thereto, a certificate as to the correctness thereof. The clerk shall then forthwith deliver one copy to the County Auditor, one copy to the County Recorder, and one copy to the Secretary of State and such other things as may be required by law.

SECTION 4. This ordinance shall take effect at the earliest opportunity allowed by law.

Passed: 3/1/93
 Effective: 3/31/93

Brian L. Buzby
 Brian L. Buzby, President of Council

Richard L. Stage
 Richard L. Stage, Mayor

Attest: Tami K. Kelly
 Tami K. Kelly, Clerk of Council

I Certify that this ordinance is correct as to form.

Thomas Clark
 Thomas Clark, Director of Law

Arnold Survey Company
8911 Broadway
Grove City, Ohio 43123
Ph: (611) 875-7681

01 October, 1992

DESCRIPTION OF PROPOSED ANNEXATION
OF 280.415 ACRES OF LAND IN JACKSON TOWNSHIP TO THE
CITY OF GROVE CITY

Situated in the State of Ohio, County of Franklin, Township of Jackson, being parts of V.M.S. 14081 and V.M.S. 6115, containing all, or part of the following 19 parcels of land;

- 2 1. Lot 4, Meadow Shire Subdivision, Martin H. and V. K. Bell, Plat Book 29 page 34.[Tax Parcel No. 160-1577]
- 4 2. Lot 3, Meadow Shire Subdivision, Richard A. and Ellen Barber, Plat Book 29 page 34.[Tax Parcel No. 160-1576]
- 5 3. Lot 2, Meadow Shire Subdivision, Virginia K. Adams, Plat Book 29 page 34.[Tax Parcel No. 160-1575]
- 6 4. Lot 1, Meadow Shire Subdivision, Virginia K. Adams, Plat Book 29 page 34.[Tax Parcel No. 160-1574]
- 7 5. 20.821 acres [part of a 101.699 acre tract], Donald J. Rings, trustee, O.R.1706 D18.[Tax Parcel No. 160-266]
- 8 6. 1.0 acre, Donald J. Rings, D.B. 3773, page 723.[Tax Parcel No. 160-1720]
- 9 7. 5.125 acres, Shirley Bartok, D.B. 3441, page 639.[Tax Parcel No. 160-1956]
- 10 8. 5.127 acres, Miriam Todd, D.B. 3441, page 639.[Tax Parcel No. 160-708]
- 11 9. 5.127 acres, Shirley Bartok, D.B. 4825 618.[Tax Parcel No. 160-675]
- 12 10. 10.380 acres, Edwin R. White, D.B.3570, page 860.[Tax Parcel No. 160-451]
- 13 11. 5.0 acres, Board of Trustees, Jackson Township, D.B. 3451, page 902,[Tax Parcel No. 160-21]
- 14 12. 29.696 acres, Edwin R. White, D.B.3570, page 860.[Tax Parcel No. 160-322]
- 15 13. 29.696 acres, Shirley B. Bartok et al (3), D.B.3547, page 663.[Tax Parcel No. 160-1955]
- 16 14. 66.936 acres Carl A. Patzer et al (3), O.R. 12992 E13.[Tax Parcel No. 160-2]
15. 1.0 acre, Jane Stark, O.R.18155 D19.[Tax Parcel No. 160-1757]
16. 10.0 acres, Jack D. and Ruth L. Strader, O.R. 06520 E18, [Tax Parcel No. 160-2012]

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DESCRIPTION OF PROPOSED ANNEXATION
OF 280.415 ACRES OF LAND
continued.....

17. 85.5735 acres, (Women's Juvenile Service Board of Franklin County, Inc. - Tax Map) Buckeye Boy's Ranch Service Board of Franklin County Inc.- by affidavit, Deed Book 2880, page 371, [Tax Parcel No. 040-4974].

18. 10.542 acres, Services Development Corporation, O.R. 11996 C14, [Tax Parcel No. 040-4962].

19. a 50 foot wide strip of land north of the centerline of State Route 665 dedicated for public use by Plat Book 29 page 34.

as recorded at the Franklin County Recorder's Office, Franklin County, Ohio, and being more particularly described as follows;

Beginning at a point, said point being located in the western right of way line of Hoover Road [60 feet wide], and said point being located in the southern boundary of said 85.5738 acre tract, said point being located in the northern boundary of said Bartok 29.696 acres tract, and said point also being located at a corner in the existing City of Grove City Corporation Line, Ordinance No. C-14-75, as recorded in Miscellaneous Volume 164, page 545 at said recorder's office;

Thence along said western right of way line, crossing said 85.5735 acre tract, North a distance of 401 feet to a point, said point being located in said western right of way line, said point being located within said 85.5738 acre tract, and said point being located at a corner in the existing City of Grove City Corporation Line, Ordinance No. C-70-75, as recorded in Miscellaneous Volume 165, page 584 at said recorder's office;

Thence crossing said Hoover Road, with the southern boundary of Meadow Grove Subdivision as recorded in Plat Book 52, page 80 at said recorder's office, with the northern boundary of said 66.936 acre tract, and with the existing City of Grove City Corporation Line, Ordinance No. C-70-75, Easterly a distance of 909 feet to a point, said point being located in the southern boundary of said Meadow Grove Subdivision, said point being located at the northeast corner of said 66.936 acre tract, said point being located at a northwest corner of a 166.0 acre tract belonging to Farm Grove Development Company of record in Official Record 0402 J05 at said recorder's office, and said point also being located in the existing City of Grove City Corporation Line, Ordinance No. C-70-75;

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DESCRIPTION OF PROPOSED ANNEXATION
OF 280.415 ACRES OF LAND
continued.....

Thence along a eastern boundary of said 66.936 acre tract, a western boundary of said 166.0 acre tract, said City of Grove City Corporation Line Ordinance No. C-70-75, with the eastern boundary of said V.M.S. 14081 and with the western boundary of said V.M.S. 6840, the following two courses and distances; Southerly 1,295 feet to a point;

Thence Southerly 1,325 feet to a point, said point being located at a southeastern corner of said 66.936 acre tract, a southwestern corner of said 166.0 acre tract, a corner in said City of Grove City Corporation Line Ordinance No. C-70-75, at the intersection of V.M.S. 14081, V.M.S. 6840, and V.M.S. 6115, and said point also being located in a northern boundary of a 99.748 acre tract of land belonging to Paul E. Harris of record in Official Record 07808 J13 at said recorder's office;

Thence along a southern boundary of said 66.936 acre tract, a northern boundary of said 99.748 acre tract, a southern line of V.M.S. 14081, and a northern line of said V.M.S. 6115, Westerly a distance of 40 feet to a point, said point being located in a southern boundary of said 66.936 acre tract, a northern boundary of said 99.748 acre tract, a southern line of V.M.S. 14081, and a northern line of said V.M.S. 6115;

Thence along an eastern boundary of said 66.936 acre tract, a western boundary of said 99.748 acre tract, leaving said V.M.S. line, Southerly a distance of 208 feet to a point, said point being located in the western boundary of said 99.748 acre tract, a southeastern corner of said 66.936 acre tract, and said point also being located at the northeastern corner of a 5.001 acre tract belonging to Robert W. and Rebecca S. Herber of record in Official Record 16036 J09 at said recorder's office;

Thence along a southern boundary of said 66.936 acre tract, the northern boundary of said 5.001 acre tract and a northern boundary of a 5.1439 acre tract belonging to Constance Y. Patzer of record in Official Record 04930 I10 at said recorder's office Westerly a distance of 221 feet to a point, said point being located in a southern boundary of said 66.936 acre tract, and said point also being located in a northern boundary of said 5.1439 acre tract;

Thence along a southern boundary of said 66.936 acre tract, and along a northern boundary of said 5.1439 acre tract, the following two courses and distances; Westerly a distance of 424 feet to a point.

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DESCRIPTION OF PROPOSED ANNEXATION
OF 280.415 ACRES OF LAND
continued.....

Thence Westerly a distance of 131 feet to a point said point being located at a northwestern corner of said 5.1439 acre tract, said point being located in a southern boundary of said 66.936 acre tract, and said point also being located at the northeastern corner of said Stark 1.0 acre tract;

Thence along the eastern boundary of said Stark 1.0 acre tract and along the western boundary of said 5.1439 acre tract Southerly a distance of 249 feet to a point said point being located in the eastern boundary of said Stark 1.0 acre tract, said point being located in the western boundary of said 5.1439 acre tract, and said point also being located in the proposed 50 foot northern right of way line of State Route 665 (London - Groveport Road) [60 feet wide];

Thence crossing said Stark 1.0 acre tract, crossing said 66.936 acre tract, and along said proposed 50 foot Northern right of way line, Westerly a distance of 411 feet to a point, said point being located within said 66.936 acre tract, and said point being located at the intersection of said proposed 50 foot northern right of way line and a proposed 50 foot eastern right of way line of said Hoover Road;

Thence crossing said Hoover Road, Westerly a distance of 78 feet to a point, said point being located at the intersection of the western right of way line of said Hoover Road and a northern right of way line of said State Route 665, and said point also being located within said White 29.696 acre tract;

Thence along said northern right of way line, crossing said White 29.696 acre tract, crossing said 10.380 acre tract, and crossing said 5.0 acre tract, the following two courses and distances; Westerly, a distance of 293 feet to a point, said point being located at an angle point in said right of way line;

Thence Westerly a distance of 781 feet to a point, said point being located in said northern right of way line, and said point also being located within said 5.0 acre tract;

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DESCRIPTION OF PROPOSED ANNEXATION
OF 280.415 ACRES OF LAND
continued.....

Thence crossing said State Route 665, along the eastern boundary of said 10.0 acre tract, a western boundary of a 30.232 acre tract belonging to Kenneth A. Snyder of record in Deed Book 3642, page 352, and along a 15.854 acre tract belonging to Concord Cemetery Association, Inc. of record in Official Record 04092 C04 at said recorder's office, Southerly a distance of 1060 feet to a point, said point being located at the southeastern corner of said 10.0 acre tract, the western boundary of said 15.854 acre tract and said point also being located in a northern boundary of said 30.232 acre tract;

Thence along the southern boundary of said 10.0 acre tract, and a northern boundary of said 30.232 acre tract, Westerly a distance of 425 feet to a point, said point being located at a northwestern corner of said 30.232 acre tract, the southwestern corner of said 10.0 acre tract, and said point also being located in the eastern boundary of said 101.699 acre tract;

Thence along the western boundary of said 30.232 acre tract and along an eastern boundary of said 101.699 acre tract Southerly a distance of 1415 feet to a point, said point being located in the western boundary of said 30.232 acre tract, at the southeastern corner of said 101.699 acre tract, and said point also being located in the northern boundary of a 50.63 acre tract belonging to Ralph Bausch, (Tax Parcel No 160-119);

Thence along the northern boundary of said 50.63 acre tract, and the southern boundary of said 101.699 acre tract, Westerly a distance of 1337 feet to a point, said point being located at the southwestern corner of said 101.699 acre tract, in the eastern boundary of a 37.25 acre tract belonging to Services Development Corporation of record in Official Record 11996 C14 at said recorder's office, in the northern boundary of said 50.63 acre tract, and in the existing City of Grove City Corporation Line Ordinance No. C-14-75,;

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DESCRIPTION OF PROPOSED ANNEXATION
OF 280.415 ACRES OF LAND
continued.....

Thence along a western boundary of said 101.699 acre tract, along the eastern boundary of said 37.25 acre tract, along the eastern boundary of said 10.542 acre tract, and with said existing City of Grove City Corporation Line Ordinance No. C-14-75, Northerly a distance of 2455 feet to a point, said point being located in the southern right of way line of said State Route 665, in the eastern boundary of said 10.542 acre tract, in a western boundary of said 101.699 acre tract, and said point also being located in said existing City of Grove City Corporation Line Ordinance No. C-14-75;

Thence along said southern right of way line, crossing said 10.542 acre tract, and with said existing City of Grove City Corporation Line Ordinance No. C-14-75, Westerly a distance of 231 feet to a point, said point being located within said 10.542 acre tract, and said point being located at a corner in said existing City of Grove City Corporation Line Ordinance No. C-14-75;

Thence crossing said State Route 665 [80 feet wide , Plat Book 29, page 34], crossing said northern line of V.M.S. No. 6115, crossing said southern line of V.M.S. No. 14081, with the eastern boundary of Lot 5 of said Meadow Shire Subdivision, the western boundary of said Lot 4, and along said existing City of Grove City Corporation Line Ordinance No. C-14-75 Northerly a distance of 300 feet to a point, said point being located at the northeast corner of said Lot 5, the northwest corner of said Lot 4, a corner in the existing City of Grove City Corporation Line Ordinance No. C-14-75, and said point also being located in a southern boundary of a 45.544 acre tract belonging to Ironwood Properties II, Ltd. of record in Official Record 0216 F13 at said recorder's office;

Thence along a southern boundary of said 45.544 acre tract, along said existing City of Grove City Corporation Line Ordinance No. C-14-75, and along the northern boundary of said Meadow Shire Subdivision, Easterly a distance of 402 feet to a point, said point being located at the northeastern corner of said Lot 1, at a southeastern corner of said 45.544 acre tract, at a corner in said existing City of Grove City Corporation Line Ordinance No. C-14-75, and said point also being located in the western boundary of said 20.821 acre tract;

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FARMER'S RECORDS

DESCRIPTION OF PROPOSED ANNEXATION
OF 280.415 ACRES OF LAND
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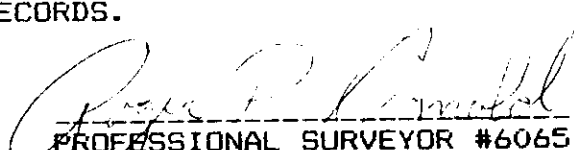
Thence along an eastern boundary of said 45.544 acre tract, the western boundary of said 20.821 acre tract, said existing City of Grove City Corporation Line Ordinance No. C-14-75, Northerly a distance of 973 feet to a point, said point being located at a northeastern corner of said 45.544 acre tract, the northwestern corner of said 20.821 acre tract, a corner in said existing City of Grove City Corporation Line Ordinance No. C-14-75, and said point also being located in a southern boundary of a 71.5 acre tract belonging to Ironwood Properties II, Ltd. of record in Official Record 0555 I19 at said recorder's office;

Thence along a southern boundary of said 71.5 acre tract, the northern boundary of said 20.821 acre tract, and along said existing City of Grove City Corporation Line Ordinance No. C-14-75, Easterly a distance of 924 feet to a point, said point being located at the northeastern corner of said 20.821 acre tract, a southeastern corner of said 71.5 acre tract, a corner in said existing City of Grove City Corporation Line Ordinance No. C-14-75, and said point also being located in the western boundary of said 5.125 acre tract;

Thence along an eastern boundary of said 71.5 acre tract, the western boundary of said 5.125 acre tract, said existing City of Grove City Corporation Line Ordinance No. C-14-75, and along the western boundary of said Bartok 29.696 acre tract, Northerly a distance of 774 feet to a point, said point being located at the northwestern corner of said Bartok 29.696 acre tract, at a corner in said existing City of Grove City Corporation Line Ordinance No. C-14-75, a northeastern corner of said 71.5 acre tract, and said point also being located in the southern boundary of said 85.5735 acre tract;

Thence along the northern boundary of said Bartok 29.696 acre tract, a southern boundary of said 85.5735 acre tract, and along said existing City of Grove City Corporation Line Ordinance No. C-14-75, Easterly a distance of 1794 feet to the Point of Beginning and containing 280.415 acres of land more or less, and being subject to all easements, restrictions and rights of way [if any] of previous record.

NOTE: THE ATTACHED LEGAL DESCRIPTION WAS PREPARED
SOLELY FROM PROPERTY RECORDS.


PROFESSIONAL SURVEYOR #6065
ROGER P. ARNOLD

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